

Project: 5800 Central College Road (Z16-060)
Applicant: Walker Land Ltd. c/o Dave Perry
Existing Zoning: Rural
RFBA DISTRICT: Village Residential

EVALUATED ON: OCTOBER 13, 2016
 BY: CHRISTOPHER LOHR
 (CITY OF COLUMBUS)

ROCKY FORK-BLACKLICK ACCORD – Project Application Evaluation

SUB-AREA	REQUESTED ZONING	RFBA DISTRICT	USE TYPE	ACREAGE	SQ. FT. OR # OF UNITS	PROPOSED DENSITY	PERMITTED DENSITY		PUBLIC PARKLAND	
							W/O INCENTIVES	W INCENTIVES	PROVIDED	REQUIRED
A	CPD	Village Residential	Daycare	1.10 ac	~10,000 SF	-	-	-	0.18 rural setback	0.33 total open space per accord (30%)
B	PUD-4	Village Residential	Single Family Detached Condominium	3.71 ac	13 units	3.50 du/ac	1.0	2.0	0.29 ac central greenspace 0.35 ac basin (included due to integration with pedestrian network) 0.64 ac total	0.18 ac per PDO + 0.93 open space 1.11 ac total open space per accord (30%)
TOTAL RESIDENTIAL				3.71	13	3.50	1.0	2.0	0.64	1.11
TOTAL COMMERCIAL				1.10	10,000 sf	-	-	-	0.18	0.33
TOTAL SITE DEVELOPMENT				4.81	-	3.50	1.0	2.0	0.82	1.44

EVALUATION SUMMARY		YES	PARTIAL	NO	?	COMMENTS
1.0	Key Principles	8	1	0	0	
2.0	Strategies	8	1	0	0	
3.0	General Development Standards	18	1	1	0	
4.0	District Standards – Village Residential	14	3	1	0	
TOTAL		48	6	2	0	91.1% compliant [51/ 56] – partial count 50%

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1.0 Key Principles	Yes	No	Details
1.1 Maintain aesthetic character of rural roads.	✓		Central College is called out as a rural road corridor in the plan. Setbacks of at least 100 ft from centerline are appropriate. The applicant provides 100 ft.
1.2 Use open space as an organizational element.	✓		The proposal addresses open space through trail networks and residential layout.
1.3 Use a compact form of development in town and village clusters with defined edges such as green belts and natural corridors.	✓		Proposal provides some clustering to allow for central open space.
1.4 Develop mixed uses in town and village centers.	-	-	N/A
1.5 Develop diversity in housing prices and types.	✓		Single family detached condos add to diversity of area with large quantities of multifamily.
1.6 Create a center focus that combines civic, cultural, and recreational uses,	✓		Central open space creates central focus for residential area.
1.7 Create an ample supply of squares, greens parks and landscaping.	P		High quality open space is provided, however the proposal does not meet the 30% open space guidance.
1.8 Guarantee permanent protection of greenbelts, streams, creeks, woodlands, grasslands, wetlands, and historic sites.	✓		Property has minimal woodlands, applicant calls trees out for preservation.
1.9 Development in town must be located within easy walking or biking distances of other neighborhoods, schools, retail centers and transit stops.	✓		Proposal provides for potential connection to north. Access to central college for pedestrians provided.
1.10 Development must pay its own way.	✓		Applicant is working with City staff on PAWG.

2.0 Strategies	Yes	No	Details
2.1 Development should be compatible with the rural landscape.	✓		Overall density of site is higher than maximum recommended. Development trends in this area, including multifamily to the north make these slightly higher densities appropriate. Rural road setback of 100 ft from centerline provided.
2.2 Higher density residential should be located adjacent to open space.	✓		Residential fronts on central open space
2.3 Preserve the natural features.	✓		Property has minimal woodlands, applicant calls trees out for preservation.
2.4 Retail development should be community-based.	✓		Proposed daycare would be community oriented
2.5 Developers should be encouraged to mix uses and housing types where appropriate.	-	-	N/A
2.6 Historic and cultural resources should be protected and preserved.	-	-	N/A
2.7 Scenic qualities along roadways should be maintained.	✓		Proposal provides for 100 ft. setback from centerline and street trees as called for in the Rural Road Corridor section of the plan.
2.8 Rural character of the land along regional roads should be maintained.	✓		Proposal provides for 100 ft. setback from centerline and street trees as called for in the Rural Road Corridor section of the plan.

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2.9 Density bonuses and design flexibility are encouraged to allow cluster development.	✓		Proposal provides some clustering to allow for central open space.
2.10 Neighborhood commercial uses should be confined to the community centers or plazas.		✓	Applicant proposed commercial use in a residential district.
2.11 Future development should have adequate facilities such as parkland, schools, and police protection, to support the new development.	✓		Required as part of development review
2.12 Land that has direct access to the expressway should be designated for light industry, office or commercial use.	-	-	N/A

3.0 General Development Standards	Yes	No	Details
3.1 Open Space			
3.1.1 Strategies to preserve open space should be used (including “clustering”).	✓		Proposal provides some clustering to allow for central open space.
3.1.2 Stream Corridors should be left in their natural state or allowed to revert to that state over time.	-	-	N/A – no streams identified on property.
3.1.3 Pathways systems should be developed.	✓		Proposal provides pathways throughout site and indicates a potential connection to the north.
3.1.4 Rural road open space should be left in its natural wooded state, be allowed to revert to that state or remain as farmland or grassland.	P		Proposal provides for 100 ft. setback from centerline and street trees as called for in the Rural Road Corridor section of the plan. This section of Central College is less rural so the proposed plan has conventional landscaping.
3.1.5 Open space should be connected with the stream and rural road spaces and with each other.	✓		Proposal provides pathways throughout site and indicates a potential connection to the north.
3.1.6 Maximum lot coverage of buildings and parking lots shall not exceed 70%; meaning that at least 30% of the site shall be dedicated to open green space.		✓	The proposal does not meet the 30% open space guidance. Proposal provides 17% open space. Basin is included due to its integration with pathway network. Private open space (yards) are not included in this calculation.
3.2 General Landscape, Screening, & Buffering			
3.2.1 Street trees on both sides of new public and private streets at a maximum separation of 30 feet apart, unless tree groupings are more practical.	✓		Need additional details to confirm – applicant is likely to meet this requirement.
3.2.2 Preserve or replace hedgerows on rural roads and arterials. Within rural road setback, provide 4 trees/100 lineal feet in natural hedgerow manner.	✓		Proposal provides for 100 ft. setback from centerline and street trees as called for in the Rural Road Corridor section of the plan.
3.2.3 Landscaping within the setback along roadways should appear natural in character.	✓		Proposal provides for 100 ft. setback from centerline and street trees as called for in the Rural Road Corridor section of the plan.
3.2.4 Site layout should avoid unnecessary destruction of wooded areas. Attempt to preserve existing trees and tree rows.	✓		Property has minimal woodlands, applicant calls trees out for preservation.
3.2.5 Landscape designs reviewed by registered landscape designer or architect.	✓		Faris Planning & Design
3.2.6 Headlight screening in parking lots a minimum of 4 feet.	✓		Proposal indicates headlight screening for commercial parking.

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3.2.7 Mounding if used for screening, shall have a maximum 3:1 slope with landscaping.	✓		Mounding provided between residential and commercial uses.
3.3 Lighting			
3.3.1 Fully shielded, cut-off lighting used.	✓		Applicant should commit to this in zoning text.
3.3.2 Security lighting is “motion sensor” type.	✓		Applicant should commit to this in zoning text.
3.3.3 Outdoor light poles do not exceed 30 feet.	✓		Applicant should commit to this in zoning text.
3.3.4 All wiring is underground.	✓		Applicant should commit to this in zoning text.
3.3.5 All external outdoor lighting fixtures are similar.	✓		Applicant should commit to this in zoning text.
3.3.6 Ground mounted lighting is shielded and landscaped.	✓		Applicant should commit to this in zoning text.
3.4 Roadways			
3.4.1 Roadways should follow the Roadway Plan.	-	-	N/A – private streets
3.4.2 Street lights should be evaluated on the appropriateness of the fixture, the type, and light level of the luminaries.	✓		Need additional details to confirm – applicant is likely to meet this requirement.
3.4.3 Size and use of streets should be consistent with Accord.	✓		Streets are generally consistent with accord guidance.

4.0 District Development Standards – Village Residential	Yes	No	Details
4.1 General			
4.1.1 The village residential district is to provide the community with the civic benefits of traditional neighborhood planning and design.	✓		
4.1.1 Permitted land use is single-family residential.	P		Predominantly single family w/ daycare use fronting on Central College
4.1.2 Permitted base density (Columbus) 1 unit per acre, bonus of 2.		✓	Density for subarea is at 3.50 du/ac.
4.2 Streets			
4.2.1 Provide a hierarchy of streets.	-	-	N/A
4.2.2 Streets should be two-way with five-foot sidewalks on both sides of the street set back ten feet from the curbline.	P		Sidewalks provided at curb edge.
4.2.3 Street trees should be planted 35 feet on center in the grass strip between the sidewalk and the street curb.	✓		Need additional details to confirm – applicant is likely to meet this requirement.
4.3 Parking			
4.3.1 Parking for single-family houses is encouraged in rear lot garages accessible by service lanes. On-street parking is encouraged for visitors and short-term parking.	P		Proposal does not have garages accessible by alleys nor detached garages set behind homes. Applicant does provide on-street parallel parking.
4.4 Civic Space			
4.4.1 Neighborhood parks (1-10 acres) within 1200 feet of houses.	✓		Central open space is fronted by residential units.
4.4.2 Hierarchy of open spaces w/ one large area central to the development.	✓		Central open space provided with additional open space around the retention pond.
4.5 Site Orientation			
4.5.1 Single-family houses should front onto public open spaces and not back onto public parks or roads.	✓		Central open space is fronted by residential units.
4.5.2 A “build to” line should be established for each classification of neighborhood street as follows: Arterial 50 – 60 feet setback line	-	-	N/A - Condominium unit type with 20 ft setbacks on private street.

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Collector 40 – 50 feet build to line Sub Collector 30 – 40 feet build to line Access 25 – 30 feet build to line			
4.5.3 The maximum single-family lot width should not exceed 90 feet.	✓		Typical single family lot shown at 55 ft wide (Note: homes are condo so there are no “lots”)
4.5.4 The average single-family lot area should not exceed 12,500 square feet.	✓		Typical single family lot shown at <7,000 SF. (Note: homes are condo so there are no “lots”)
4.6 Architecture			
4.6.1 The massing of each house should be simple and traditional.	✓		
4.6.2 Sloped and pitched roofs are encouraged. Flat roofs are allowed only with highly detailed or decorative cornices.	✓		Elevations provided illustrate pitched roofs.
4.6.3 Side-loaded garages are encouraged. When a garage faces the street, the front facade of the garage must be set back a minimum of three feet from the front facade of the house.	✓		Garage is setback < 3 feet from front façade.
4.6.4 The maximum width of the garage door that faces the street is ten feet.	✓		Two single car garages 10 ft each
4.6.5 Traditional and natural looking building materials, such as brick, stone, wood, and glass, are encouraged.	✓		Cementitious siding and trim, cedar posts, cultured stone, standing seam metal roof w. asphalt shingles.
4.6.6 The maximum building height should be two and one-half stories and the minimum building height should be one and one-half story in appearance.	✓		2.5 stories
4.6.6 Building design shall be based on traditional American styles found in the Field Guide to American Architecture, excluding 20 th Century.	✓		